

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

JUNE 7, 2001

A meeting of the Manistee City Planning Commission was held on Thursday, June 7, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Bob Davis, Greg Ferguson, Ray Fortier, David Kelley, Phil Picardat, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: John Serocki and Brad Williams

OTHERS PRESENT: William & Connie Slade, Joe Pienta, Debra Pienta, Dwayne Fisher, Vanessa Buhs (Renaissance West), Mr. & Mrs. William Cole (20 Cottage Lane), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:00 p.m. by Chairman Roger Yoder.

PUBLIC HEARING:

William & Connie Slade - Zoning Amendment

William & Connie Slade are requesting a Zoning Amendment for parcel #51-51-448-727-01 (Filer and Smith's Addition North 100 feet of Lots 1 and 2 Block 15 Southwest corner Hancock and Clay Streets). Mr. & Mrs. Slade are requesting that the parcel be changed from C-2 Commercial to R-4 Residential. This property is the north 100 feet of the parking lot of what is commonly known as the School House Store.

Mr. Slade said that they would like to build a couple of single family homes on this property that is currently a parking lot.

There being no further discussion the Public Hearing closed at 7:04 p.m.

Deborah & Joseph Pienta - Zoning Amendment (Mini Storage)

Deborah & Joseph Pienta are requesting a Zoning Amendment to the Transition District. The requested action would provide for *Mini Storage* as an additional Special Use in the Transition District.

Joseph Pienta said that they would like to take a vacant half a block located on a truck route and provide a needed service. They would provide mini storage not warehousing. You would be able to store a car or small boat, they would only have a 10 foot sidewall. There would be no outside storage. The property would be enclosed with a chainlink fence that would be locked at night.

Jon Rose stated that Section 1612.B (Mini/Self Storage Facility Special Use Standards) reads "Each unit in facility shall be accessible by the owner or tenant on an unlimited basis."

There being no further discussion the Public Hearing closed at 7:09 p.m.

Deborah & Joseph Pienta - Zoning Amendment (Front-Yard Set-Back)

Deborah & Joseph Pienta are requesting a reduction in the front-yard set-back in the Transition District. The request is to reduce the front-yard set-back from 25 feet from front property line or 58 feet from the center line of the street to *21 feet from front property line or 54 feet from the center line of the street* whichever is greater.

Jon Rose said that Staff review of the Transition District shows that a majority of the front yard set backs in the district are less than the required 25/58 feet. If the Planning Commission were to decide to reduce the front yard set back in the district staff would recommend that they consider 20 feet from the front property line or 53 feet from the centerline of the street whichever is greater.

If the Planning Commission does not grant the request to reduce the front yard set back Ms. & Mr. Pienta would still have the opportunity to request a variance from the Zoning Board of Appeals or to change their site plan to meet the requirements of the Zoning Ordinance.

Mr. Pienta said that they want to provide enough room to maneuver around the facility without difficulties for the tenants and the extra four feet they requested would provide that needed space.

There being no further discussion the Public Hearing closed at 7:16 p.m.

Deborah & Joseph Pienta - Special Use Permit.

If a Zoning Amendment were to be granted to Deborah L. & Joseph A. Pienta to add Mini Storage as a Special Use in the Transition District and an Amendment were granted for a reduction in the front-yard set-back in the Transition District. Mr. & Ms. Pienta would like a Special Use Permit for Mini Storage Facility to be located on the vacant property west of Main Street between Thirteenth and Fourteenth Streets.

This Special Use could only be granted if the following items were to happen:

1. The request for a Zoning Amendment were approved to allow Mini Storage as a Special Use in the Transition District

2. The request for a Zoning Amendment were approved that would reduce the front-yard set-back to 21 feet or less.

or

The Site Plan were changed to meet the front-yard set-back required in the current ordinance.

or

In the event an Amendment to the front yard set-back were not approved Mr. & Ms. Pienta could request a variance from the Zoning Board of Appeal to reduce the front-yard set-back to 21 feet from the front property line.

Chairman Yoder read a letter from Bruce and Melissa Jerome, 1208 Main Street who are opposed to the storage facility.

Mr. Pienta said that this project would have less impact than a proposed Warehouse facility that was requested for the site several years ago.

There being no further discussion the Public Hearing closed at 7:20 p.m.

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, May 3, 2001

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the May 3, 2001 Planning Commission be approved. Motion passed unanimously.

Site Plan Review Committee Meeting Minutes, May 3, 2001

MOTION by Ray Fortier, seconded by Phil Picardat that the minutes of the May 3, 2001 Site Plan Review Committee be approve. Motion passed unanimously.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

William & Connie Slade - Zoning Amendment

A Public Hearing was held earlier in response to a request from William & Connie Slade for a Zoning Amendment for parcel #51-51-448-727-01 (Filer and Smith's Addition North 100 feet of Lots 1 and 2 Block 15 Southwest corner Hancock and Clay Streets). Mr. & Mrs. Slade are requesting that the parcel be changed from C-2 Commercial to R-4 Residential. This property is the north 100 feet of the parking lot of what is commonly known as the School House Store.

Roger Yoder read a memo from Mark Niesen stating he had received a phone call from George Cashmore, 10 Clay Street who is opposed to the request to re-zone the property.

Ray Fortier said that he supports building single family homes and feels this would be a good use of the property.

MOTION by Ray Fortier, seconded by Bob Davis that the request from William & Connie Slade to change the Zoning of Parcel #51-51-448-727-01 from C-2 Commercial to R-4 Residential be approved. Motion approved unanimously.

Deborah & Joseph Pienta - Zoning Amendment (Mini Storage)

A Public Hearing was held earlier in response to a request from Deborah & Joseph Pienta to add *Mini Storage* as a Special Use in the Transition District.

The Planning Commission discussed how this is the only site with this amount of vacant property within the Transition District. Mini Store as a Special Use would require approval from the Planning Commission and allows conditions to be placed on the permit.

The Planning Commission discussed the requirements of Section 1612.B that states "Each unit in facility shall be accessible by the owner or tenant on an unlimited basis." Mr. Pienta would like to limit the hours of operation due to security purposes. If the facility were not allowed to be fenced and locked it would encourage vandalism.

MOTION by Ray Fortier, seconded by Greg Ferguson that the request from Deborah & Joseph Pienta to add *Mini Storage* as a Special Use in the Transition District be approved. Motion passed unanimously.

MOTION by Ray Fortier, seconded by Greg Ferguson to amend Section 1612.B of the City of Manistee Zoning Ordinance to read "Each unit shall be accessible by the tenant during hours approved by the Planning Commission." Motion passed unanimously.

Deborah & Joseph Pienta - Zoning Amendment (Front-Yard Set-Back)

A Public Hearing was held earlier in response to a request from Deborah & Joseph Pienta for a reduction in the front-yard set-back in the Transition District. The request is to reduce the front-yard set-back from 25 feet or 58 feet from the center line of the street to *21 feet or 54 feet from the center line of the street* whichever is greater.

Greg Ferguson asked Mr. Pienta if a larger reduction in the set-back would benefit their request for a Mini Storage Facility. Mr. Pienta said that the reduction to a 21 foot set-back would meet all of their needs.

MOTION by Greg Ferguson, seconded by Phil Picardat that the request from Deborah & Joseph Pienta to reduce the front-yard set-back in the Transition District be approved to read: The minimum setback shall not be less than 20 feet from front property line, or 53 feet from the centerline of the street, whichever is greater. Motion passed unanimously.

Deborah & Joseph Pienta - Special Use Permit.

A Public Hearing was held earlier in response to a request from Deborah L. & Joseph A. Pienta. Mr. & Ms. Pienta would like a Special Use Permit to construct a Mini Storage Facility to be located on the vacant property west of Main Street between Thirteenth and Fourteenth Streets.

Planning Commission discussed the proximity to adjoining residential properties, lighting and hours of operation.

Mr. & Ms. Pienta were informed that this request will require the combination of all three parcels into one parcel for assessing purposes.

MOTION by Ray Fortier, seconded by Phil Picardat that the request from Deborah & Joseph Pienta for a Special Use Permit to allow Mini Storage on the vacant property west of Main Street between Thirteenth & Fourteenth Streets Parcel Code # 51-51-764-706-01, 07 & 08 be approved with the hours of operation being limited to 8:00 a.m. to 8:00 p.m., all drives shall be asphalted, and lighting will be limited to the hours of operation. Motion passed unanimously.

William & Connie Slade - Parcel Split.

William & Connie Slade are requesting a Parcel Split for the property that they have requested to be re-zoned residential. They would like to split parcel code #51-51-448-727-01 into two separate residential lots. Each lot would measure 64 feet by 100 feet. Review of the request shows that the parcels would meet the requirements of the zoning ordinance if the split were approved.

MOTION by Ray Fortier, seconded by Bob Davis that the request from William & Connie Slade to split parcel code #51-51-448-727-01 into two lots each measuring 64' x 100' be forwarded to City Council for approval. Motion passed unanimously.

City owned Property-Grove Street

The City of Manistee has received notice from the Michigan State Housing Development Authority for a grant award in the amount of \$111,100 under the Office of Community Development's HOME grant program. This grant will be used to provide the initial capital to build up to three new low income homes. The City owns property on Grove Street could provide building sites for these homes.

Vanessa Buhs is administering the MSHDA program. Ms. Buhs gave background information regarding the program, the area that the program encompasses, and the improvements to Duffy Park.

Greg Ferguson asked if the lots on Grove Street would be better served for upscale homes similar to the ones on Dunes Drive.

MOTION by Bob Davis, seconded by Ray Fortier that the Planning Commission make a recommendation to City Council that the City owned property on Grove Street be used to provide building sites for new low income homes that will be constructed in conjunction with the grant received from the Michigan State Housing Authority. Motion passed with voting as follows:

Yes - Bob Davis, Ray Fortier, David Kelley, Phil Picardat, Tony Slawinski, and Roger Yoder

No - Greg Ferguson

Motion Passed.

City of Manistee - Lot Split Request

The City of Manistee owns Parcel #51-51-144-708-01. This vacant property is located on the north side of Grove Street between Ford Street and Duffy Street. A grant has been awarded from the Michigan State Housing Development Authority for the construction of low income homes. If the Planning Commission

recommends the use of this property for the grant program the property would need to be split into building sites.

City Staff has reviewed parcel #51-51-144-708-01 and determined that the property could be divided into six building parcels that would meet the requirements of the R-4 Zoning District.

MOTION by Bob Davis, seconded by Ray Fortier that the Planning Commission recommend to City Council the split of Parcel #51-51-144-708-01 into six parcels. Motion passed unanimously.

Intermediate School, 225 Ninth Street - Bus Lane

The Intermediate School District has purchased the Lincoln School Building, 225 Ninth Street. The ISD would like to construct a bus lane on the north side of the building.

Planning Commission reviewed the proposed bus lane.

MOTION by Greg Ferguson, seconded by David Kelley that the Planning Commission approve the plan by the Intermediate School District to install a bus lane on the north side of their building at 225 Ninth Street. Motion passed unanimously.

OTHER COMMUNICATIONS:

Jon Rose mentioned the rededication of the Coast Guard Station in Manistee. The next meeting of the Planning Commission will be on July 12th due to the holiday. Also Chairman Yoder will be giving his annual address to City Council on July 3rd and would appreciate the support of Planning Commission members who wish to attend.

WORKSESSION:


None

ADJOURNMENT:

MOTION by Phil Picardat, seconded by Tony Slawinski that the meeting be adjourned.

Meeting adjourned at 8:25 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary

